

Planning \$ <u>—</u>	Drainage \$ <u>2,026.37</u>
TCP \$ <u>3,174.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>621642</u>
FILE # <u>PDR-1997-109</u>

PLANNING CLEARANCE

3019 0440 18-7 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 605 26 1/2 Rd TAX SCHEDULE NO. 2945-023-15-002, 003
 SUBDIVISION P. D. C. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4500
 FILING 2 BLK — LOT 1, 2 SQ. FT. OF EXISTING BLDG(S) 1800
 (1) OWNER St. Mary's Hospital & Medical Ctr. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: — CONSTRUCTION
 (1) ADDRESS ~~605 26 1/2 Rd~~ 2635 N. 7th
 (1) TELEPHONE 244-2273 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT ~~PHIPPI NENEK CONSTR., INC.~~ USE OF ALL EXISTING BLDGS Group Home
 (2) ADDRESS P.O. Box 3360 G.J., Co. 81502 DESCRIPTION OF WORK & INTENDED USE: Remodel and addition - Residential Multi-family
 (2) TELEPHONE 242-3548

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB Landscaping / Screening Required: YES — NO —
 SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt —
 Side — from PL Rear — from PL Special Conditions: As per approved plan
 Maximum Height —
 Maximum coverage of lot by structures — Census Tract 10 Traffic Zone 20 Annx # —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 8-22-97
 Department Approval [Signature] Date 8/11/97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10499
 Utility Accounting [Signature] Date 8-22-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accountina)